

Housing Delivery Authority – Record of Briefing

Date and Time: 4 April 2025 – 10.00AM – 12.00PM

Location: Level 8, Broken Hill Room, 52 Martin Place, Sydney or MS Teams

Chaired by: Simon Draper – Secretary, Premier’s Department

HDA Members

Simon Draper – Secretary, Premier’s Department (Chair)

Kiersten Fishburn – Secretary, Department of Planning, Housing and Infrastructure (DPHI)

Tom Gellibrand – Chief Executive, Infrastructure NSW

Member Alternates

n/a

DPHI Staff

Monica Gibson – Deputy Secretary, Planning, Land Use Strategy, Housing, and Infrastructure, DPHI (Items A and B)

Aoife Wynter – A/Executive Director, Panels and Housing Delivery, DPHI

Kate McKinnon – A/Director, Panels and Housing Delivery, DPHI

Chrissy Peters – Manager Panels Delivery, Panels and Housing Delivery, DPHI

Independent Probity Advisor

Alok Ralhan – Centium (Independent Probity Advisor)

Apologies

David Gainsford – Deputy Secretary, Development Assessment and Sustainability, DPHI

Summary of decision

The HDA considered 30 EOI applications received by DPHI. The HDA considered each application against the “Housing Delivery Authority State Significant Development Criteria” published in December 2024.

Of the 30 applications, the HDA recommended to the Minister Planning and Public Spaces that:

- 12 EOI applications be declared under the HDA SSD pathway.
- 1 EOI application already had state significance via an alternative SSD pathway. The existing pathway was considered appropriate, and the Department will consider site specific merit of additional uplift proposed as part of a clause 4.6 variation or concurrent rezoning.
- 14 EOI applications are not recommended to be called in as SSD.
- 3 EOI applications were deferred for further information and future consideration.

Agenda items

No.	Description	Record of Briefing
A	Introduction <ul style="list-style-type: none"> • Note the briefing is being recorded • Acknowledgement of Country • Conflict of Interests 	<ul style="list-style-type: none"> • Noted briefing is being recorded and transcribed for future reference.
B	HDA Operational Briefing	<ul style="list-style-type: none"> • Noted the verbal update on HDA procedures and operational matters.

No.	Description	Record of Briefing
1.	<p>236807 - <u>3 Lyons Street, 5 Lyons Street, 7 Lyons Street, 18 Parnell Street</u> Strathfield - Planning Ingenuity / Jeff Mead / Parnell Developments Pty Ltd</p> <p>Applicant’s summary of proposal: Amending development application for construction of 60 residential apartments (in addition to 79 dwellings approved for the site under existing development consent) including 15% GFA allocation to affordable apartments.</p> <p>No of dwellings (indicative): 139</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ◦ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted there are no member conflict of interests.
2.	<p>236817 - <u>359 Crown Street, 363 Crown Street and 2&4 Gladstone Avenue,</u> Wollongong - Level 33 Property Group (Level 33) / Charbel Kazzi / Wollongong Developments No 5 Pty Ltd</p> <p>Applicant’s summary of proposal: Amending DA to existing shop top housing approval to construct an additional 148 dwellings.</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister:

No.	Description	Record of Briefing
	<p>Construction of a mixed-use building with 400 apartments, including an unspecified allocation of affordable apartments, ground level shops and basement parking</p> <p>No of dwellings (indicative): 400</p> <p>Concurrent rezoning: No</p>	<ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document 'HDA consideration of state significance under s4.36 of the EP&A Act'. • Recommended that the applicant be advised to investigate the infill affordable housing SSD pathway to progress their SSD. • Noted there are no member conflict of interests.
<p>3.</p>	<p>236846 - <u>51 Leonard Road, 43 Leonard Road</u> and <u>11300 Kidman Way</u>, Hanwood - Hanwood Developments Pty Ltd / Luke Scoobie</p> <p>Applicant's summary of proposal: Land subdivision to create lots for about 500 dwellings in the form of detached housing, terraces and apartments</p> <p>No of dwellings (indicative): 500</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2 Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing • Recommended the applicant be advised, that subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site including development application following a planning proposal to overcome prohibition • Noted there are no member conflict of interests.
<p>4.</p>	<p>236860 - <u>5, 7, 9, 11, 11a & 15 Carioca Court</u>, West</p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p>Pennant Hills - Annsca / Romolo Bertani</p> <p>Applicant’s summary of proposal: Construction of a 15-storey building with 260 apartments, including an unspecified allocation of affordable apartments, and basement parking</p> <p>No of dwellings (indicative): 260</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Deferred consideration of this proposal to enable the Department to provide further advice on structure planning for Cherrybrook and for the applicant to confirm land tenure for the proposal site. • Noted there are no member conflict of interests.
5.	<p>236870 - <u>2 Jarvisfield Road</u>, Picton - Judith Mallam</p> <p>Applicant’s summary of proposal: Proposed development includes seniors living development comprising 50 dwellings</p> <p>No of dwellings (indicative): 50</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ◦ Objective 1: Deliver more homes within the Housing Accord period ◦ Objective 2: Identify projects that can be assessed quickly ◦ Objective 3: Drive quality and affordable housing ◦ Objective 4: Optional Concurrent Spot Rezoning • Recommended that the applicant be advised that they should continue discussion with Wollondilly Council on opportunities for appropriate development of this site. • Noted there are no member conflict of interests.
6.	<p>236887 - <u>21 Boardman Rd</u>, <u>71 Boardman Rd</u>, <u>72</u></p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p><u>Boardman Rd, South Bowral, 350 Kangaloon Rd, 352 Kangaloon Rd, 412 Kangaloon Rd, Bowral and 542 Kangaloon Rd and 540 Kangaloon Rd Glen Quarry</u> - Mathieson Property, on behalf of owners / Alex Sicari, Nick Dyer and Jeff Knox (or their affiliated entities)</p> <p>Applicant’s summary of proposal: Subdivision to create 513 lots including rural living, low density and medium density lots</p> <p>No of dwellings (indicative): 513</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 3: Drive quality and affordable housing • Recommended that the applicant should continue discussions with Council on an appropriate development for this site. • Recommended that the applicant is advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system including a development application following planning proposal to overcome land use prohibitions. • Noted there are no member conflict of interests.
7.	<p>237121 - <u>Broken Head Road Suffolk Park</u> - Darley Pty Ltd atf GWR Trust and Crisjoy Pty Ltd atf The Lighthouse Unit Trust / Bill Sarkis</p> <p>Applicant’s summary of proposal: Creation of 75 low density residential lots with 20% of lots to be dedicated for the purpose of affordable housing (constructed by others)</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing ○ Objective 4: Optional Concurrent Spot Rezoning

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 100</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Recommended that the applicant should continue discussions with Council on an appropriate development for this site. • Noted there are no member conflict of interests.
<p>8.</p>	<p>237137 - <u>36 - 46 George Street, 16-24 Elsie Street, 26 Elsie Street</u> Burwood - Holdmark/ Eilyah El Khoury</p> <p>Applicant’s summary of proposal: Construction of three residential towers between 32 and 43 storeys with about 800 – 1000 apartments, including 5% allocation of affordable apartments, and commercial GFA at podium level</p> <p>No of dwellings (indicative): 900</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposals sufficiently satisfy the objectives and criteria of the HDA EOI. • Formed the view that the development proposal for the lands identified is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted that this EOI covers separate buildings on separate sites that would need to be separately declared. • Noted that the proposal, inclusive of a concurrent rezoning, will need to be discussed with the Department of Planning, Housing and Infrastructure and how it will relate to the Burwood masterplan that currently applies to this site. • Noted that a merit assessment may result in development standards lower than proposed in the EOI application. • Noted there are no member conflict of interests.
<p>9.</p>	<p>237154 -<u>36-38 Waterloo Road</u> and <u>1 Giffnock Avenue</u> Macquarie Park - Australand Industrial No. 122 Pty Ltd (a joint venture of Winten Property Group</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation:

No.	Description	Record of Briefing
	<p>and Frasers Property Industrial) / Samantha Wilson</p> <p>Applicant’s summary of proposal: Three buildings with up to 735 apartments, including 10% GFA allocation of affordable apartments, ground floor retail, public open space and extension of the Waterloo Road Metro Plaza</p> <p>No of dwellings (indicative): 735</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period, and ○ Objective 2 Identify projects that can be assessed quickly ○ Objective 4: Optional Concurrent Spot Rezoning ○ Criteria 2.1 Largely consistent with development standards • Noted the recently finalised state led rezoning of Macquarie Park as part of the TOD program that established new planning standards for the area. • Recommended that the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site including SSD under either Build to Rent or as a Transport Oriented Development accelerated precinct • Notes that the Department under any alternative pathway could consider the site specific merit of additional uplift proposed as part of a clause 4.6 variation. • Noted there are no member conflict of interests.
10.	<p><u>237166 - 113-123 Parramatta Road, 109 Underwood Road and 40 – 50 Powell Street, 125-127 Parramatta Road and 52-54 Powell Street, 129 Parramatta Road and 84-86 Park Road, Homebush - Analytica Properties Pty Ltd atf AM Family Trust No. 3 & ARM Holdings Pty Ltd atf the Albert Metledge Family Trust</u></p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. <p>Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</p> <p>Provided the following advice to the Minister:</p> <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the

No.	Description	Record of Briefing
	<p>Applicant’s summary of proposal: Construction of three, 22-storey towers for up to 330 apartments including build-to-rent and affordable housing, with commercial GFA at ground level</p> <p>No of dwellings (indicative): 330</p> <p>Concurrent rezoning: No</p>	<p>document ‘HDA consideration of state significance under s4.36 of the EP&A Act’.</p> <ul style="list-style-type: none"> • Recommended that the applicant investigate the Transport Oriented Development SSD Pathway to progress their SSD. • Recommended the applicant investigate less parking provision given proximity to the Metro. • Noted there are no member conflict of interests.
<p>11.</p>	<p>237184 - <u>Depot Road, Kings Forest</u> - Leda Holdings Pty Ltd / Kings Forest Estates Pty Ltd</p> <p>Applicant’s summary of proposal: The proposal is for a modification to a Part 3A concept approval to make changes to an associated complying development code to facilitate future housing delivery as complying development. No SSD or rezoning proposed</p> <p>No of dwellings (indicative): 638</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing <ul style="list-style-type: none"> ○ Criteria 3.1: Well-located - good access to transport and services ○ Criteria 3.2: Well-located - free of specific environmental hazards. • Recommended that the applicant is advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system including an amendment to the Part 3A concept consent by the Regional Assessments Team. • Noted the HDA will monitor the progress of the proposal. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
12.	<p>237316 - <u>99 Pacific Street, Corindi Beach</u> - Central Haven Pty Ltd / Laurie Benson</p> <p>Applicant’s summary of proposal: A mixed residential and commercial development comprising shop top housing, land subdivision for 80 lots and sites for 40 manufactured homes</p> <p>No of dwellings (indicative): 70</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2 Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing • Recommended the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site including development application. • Noted there are no member conflict of interests.
13.	<p>237320 - <u>19 Chandos Street, 21 Chandos Street, 23 Chandos Street, 25-33 Chandos Street St Leonards</u> - Dickson Rothschild</p> <p>Applicant’s summary of proposal: Construction of a 39 storey building 182 apartments with 8% GFA allocation for affordable apartments, 26 serviced apartments with ground floor commercial GFA</p> <p>No of dwellings (indicative): 182</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Recommended that the applicant should investigate the Transport Oriented Development SSD Pathway to progress their SSD and the

No.	Description	Record of Briefing
	<p>Concurrent rezoning: Yes</p>	<p>Department should consider the site specific merit of additional uplift proposed as part of a clause 4.6 variation.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
<p>14.</p>	<p>237401 - <u>30-46 Auburn Road Regents Park</u> - Raymond Raad / 30 Auburn Road Pty Ltd</p> <p>Applicant’s summary of proposal: Amendment to the current build-to-rent concept application to increase Building Height, FSR to increase dwelling yield from 543 to 950, with unspecified allocation of affordable housing.</p> <p>No of dwellings (indicative): 950</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Noted the proposal has state significance. • Confirmed the infill affordable SSD pathway as the correct development pathway for this application in accordance with current SSDs under assessment (including SSD-54988962). • Recommended that the Department consider site specific merit of additional uplift proposed as part of a clause 4.6 variation or concurrent rezoning. • Noted the HDA would monitor the progress of assessment of this proposal. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
15.	<p>237446 - <u>447-453 King Georges Road Beverly Hills</u> - Diab Investments II Pty Limited / Christopher Diab</p> <p>Applicant’s summary of proposal: Development of 8,724m² GFA for residential use with up to 30% allocation of affordable housing, and 1090m² GFA for commercial use</p> <p>No of dwellings (indicative): 90</p> <p>Concurrent rezoning: Unclear (rezoning of this site is progressing as part of a broader PP-2022-4295, if that does not progress to gateway concurrent rezoning will be sought for uplift)</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal for the lands identified is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ◦ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted that the land is currently the subject of a planning proposal, and any future SSD application will need to align to the development standards set via the LEP amendment and will be unable to be determined until that proposal is finalised. • Notes that a merit assessment may result in development standards lower than proposed in the EOI and should more closely align with development standards set out in the Beverley Hills Masterplan. • Noted there are no member conflict of interests. • Noted Kate McKinnon did not brief the HDA on this matter due to a declared conflict of interest.
16.	<p>237735 - <u>2 and 4 John St Shellharbour</u> - Nick Kalokerinos and Kalokerinos Investment Trust</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation:

No.	Description	Record of Briefing
	<p>Applicant’s summary of proposal: Concept approval for a residential flat building containing 56 apartments</p> <p>No of dwellings (indicative): 56</p> <p>Concurrent rezoning: No</p>	<ul style="list-style-type: none"> ○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. ● Formed the view that the development proposal for the lands identified is of state significance as it satisfies the HDA SSD criteria. ● Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. ● Noted that a concurrent rezoning will likely be required to develop the site. ● Noted there are no member conflict of interests.
<p>17.</p>	<p>237939 - <u>1 Sheraton Road Dubbo</u> - Maas Group Properties Sheraton View Pty Limited / Brad Draper</p> <p>Applicant’s summary of proposal: 180 dwellings with community facilities</p> <p>No of dwellings (indicative): 180</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> ● Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act ● Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2 Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing ● Recommended the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site including development application. ● Noted there are no member conflict of interests.
<p>18.</p>	<p>237948 - <u>234 Gilmour Street Kelso</u> - Maas Group</p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p>Developments Pty Limited / Brad Draper</p> <p>Applicant’s summary of proposal: 130 dwellings with community facilities</p> <p>No of dwellings (indicative): 130</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2 Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing • Recommended the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site including development application following a planning proposal to overcome prohibition. • Noted there are no member conflict of interests.
19.	<p>238214 - <u>33 Magpie Hollow Road South Bowenfels</u> - Maas Group Developments Pty Limited / Brad Draper</p> <p>Applicant’s summary of proposal: About 175 dwellings with community facilities</p> <p>No of dwellings (indicative): 175</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing • Recommended the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site including

No.	Description	Record of Briefing
		<p>development application following a planning proposal to overcome prohibition.</p> <ul style="list-style-type: none"> • Recommended that the applicant should continue discussions with Council on an appropriate development for this site. • Noted there are no member conflict of interests.
<p>20.</p>	<p>238229 - <u>Palmer Street Dubbo</u> - Maas Group Properties RAAF Residential Pty Limited / Brad Draper</p> <p>Applicant’s summary of proposal: About 200-250 dwellings with community facilities</p> <p>No of dwellings (indicative): 250</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposals sufficiently satisfy the objectives and criteria of the HDA EOI. • Formed the view that the development proposal for the lands identified is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted there are no member conflict of interests.
<p>21.</p>	<p>238281 – 33 and <u>37 Herbert Street, St Leonards</u> – Aqualand / Ian Deveruex / Aqualand St Leonard Development 2 Pty Ltd & Aqualand St Leonard Development Pty Ltd</p> <p>Applicant’s summary of proposal: About 300 apartments with 10% affordable apartment allocation and 7,343m² of employment GFA</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposals sufficiently satisfy the objectives and criteria of the HDA EOI. • Formed the view that the development proposal for the lands identified is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the

No.	Description	Record of Briefing
	<p>(providing health services GFA and retail)</p> <p>No of dwellings (indicative): 300</p> <p>Concurrent rezoning: Yes</p>	<p>document ‘HDA consideration of state significance under s4.36 of the EP&A Act’.</p> <ul style="list-style-type: none"> • Noted that the proposal is on a small piece of E4 General Industrial Land on the periphery of the St Leonards/Artarmon industrial precinct and has limited capacity for high yield industrial uses. • Noted there are no member conflict of interests.
<p>22.</p>	<p>238363 - <u>122 to 128 Pyrmont Bridge Road</u>; <u>130 Pyrmont Bridge Road</u>; <u>206 Parramatta Road</u>, Annandale - Michael File / FPD Planning Pty Ltd / PWD Camperdown Pty Ltd as trustee for PWD CD Health Trust</p> <p>Applicant’s summary of proposal: An 18-storey building with 162 apartments including 15% allocation of affordable apartments, with non-residential GFA at lower levels</p> <p>No of dwellings (indicative): 162</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal for the lands identified is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ◦ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted that a merit assessment may result in development standards and housing yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.
<p>23.</p>	<p>238409 - <u>4 Drovers Way</u>, <u>2 Drovers Way</u> and <u>9A Gladstone Pde</u>, Lindfield - Staldone Corporation Pty Ltd (4 Drovers Way).</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Deferred consideration of this proposal to seek further information from the Department of Planning, Housing and Infrastructure.

No.	Description	Record of Briefing
	<p>Staldone Rosedale Pty Ltd (2 Drovers Way). Donnellan/Watson Family SMSF Pty Ltd and GJ Winder (9A Gladstone Pde) / Steve Donnellan</p> <p>Applicant’s summary of proposal: 120 apartments including 17% allocated affordable apartments</p> <p>No of dwellings (indicative): 120</p> <p>Concurrent rezoning: No</p>	<ul style="list-style-type: none"> • Noted there are no member conflict of interests.
<p>24.</p>	<p>238448 - <u>21 Alpine Ashe Way</u> and <u>5 Melliodora Close</u>, Tralee - Canberra Estates Consortium No. 69 / Jamie Cregan / The Village Building Co Limited</p> <p>Applicant’s summary of proposal: Rezoning to facilitate 230 multi-unit dwellings with the first 51 dwellings already have suitable DA plans</p> <p>No of dwellings (indicative): 230</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing • Recommended the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site including development application following a planning proposal to overcome prohibition. • Noted there are no member conflict of interests.

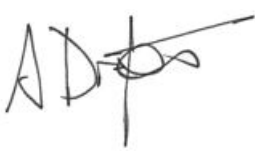


No.	Description	Record of Briefing
25.	<p>238532 - <u>15-17, 25-27 Blaxland Road and 440-442 Concord Road</u>, Rhodes - Ecove Properties Pty Limited / Bassam Aflak</p> <p>Applicant’s summary of proposal: 348 dwellings above commercial GFA, as well as a fire station and a public plaza to Rhodes train station.</p> <p>No of dwellings (indicative): 348</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Deferred consideration of this proposal to seek further information from the Department of Planning, Housing and Infrastructure on the potential for development in Rhodes and from the applicant in relation to the scope of the proposal. • Noted there are no member conflict of interests.
26.	<p>238539 - <u>4-8 Bells Boulevard, Kingscliff</u> - Bells Boulevard Pty Ltd / Michael Grassi / Podia</p> <p>Applicant’s summary of proposal: 75 apartments including 2 allocated affordable apartments. Ground floor retail and basement parking. Note EOI is for stage 3 of a 3-stage development</p> <p>No of dwellings (indicative): 75</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal for the lands identified is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
27.	<p>238566 - <u>148 Lone Pine Avenue, 84 Brabham Way</u>, part of <u>130 Lone Pine Avenue</u> Orange - Cap Ferrat Advisory Pty Ltd ATF Lone Pine Unit Trust / Stimson Advisory / Warwick Stimson</p> <p>Applicant’s summary of proposal: Land lease community of 280 dwellings and associated community facilities with affordable housing of 20-30 dwellings either embedded within the community, or adjacent to the community.</p> <p>No of dwellings (indicative): 280</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 3: Drive quality and affordable housing • Recommended the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site including development application following a planning proposal to overcome prohibition. • Noted there are no member conflict of interests.
28.	<p>238697 - <u>2 Byfield St, 4 Byfield St, 10 Lyonpark Rd</u> and <u>6-8 Lyonpark St</u> Macquarie Park- Shrimptons Creek Precinct Landowners Group / Urbis / Stephen White</p> <p>Applicant’s summary of proposal: Construction of 3 towers of up to 58 storeys in height and 1175 residential apartments including 5% affordable housing (59 apartments).</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. <p>Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</p> <p>Provided the following advice to the Minister:</p> <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the

No.	Description	Record of Briefing
	<p>Appears to include non-residential GFA but unspecified.</p> <p>No of dwellings (indicative): 1175</p> <p>Concurrent rezoning: No</p>	<p>document 'HDA consideration of state significance under s4.36 of the EP&A Act'.</p> <ul style="list-style-type: none"> • Recommended that the applicant investigate the Transport Oriented Development SSD Pathway to progress their SSD. • Noted there are no member conflict of interests.
<p>29.</p>	<p>238719 – <u>3 Elyard Street, Narellan</u> - Elyard Property Holdings Pty Ltd (hereafter referred to as EPH)</p> <p>Applicant’s summary of proposal: Concept approval for multiple buildings from 8 to 23 storeys, 650 dwellings, including an unspecified allocation of affordable dwellings, and commercial uses, with Stage 1 proposal for unspecified residential development type and yield.</p> <p>No of dwellings (indicative): 650</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly • Recommended that the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system including planning proposal and a subsequent development application. • Recommended that the Department continue to work with council to progress strategic planning for this area. • Noted there are no member conflict of interests.
<p>30.</p>	<p>238781 – <u>104 Victoria Road, Rozelle</u> - Traders In Purple</p> <p>Applicant’s summary of proposal: 68 apartments,</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation:

No.	Description	Record of Briefing
	<p>including 30% allocation of affordable apartments (about 23) and other mixed uses.</p> <p>No of dwellings (indicative): 68</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the accord period ○ Criteria 1.2: Development is state significant ○ Objective 2: Identify projects that can be assessed quickly • Noted: The applicant is advised that there remain alternative approval pathways in the NSW planning system including development application. • Noted there are no member conflict of interests.

HDA Members endorse this as a true and accurate record of the briefing

 <p>Chair: Simon Draper Date: 8/4/2025</p>	 <p>Member: Kiersten Fishburn Date: 7/04/2025</p>	 <p>Member: Tom Gellibrand Date: 8/4/2025</p>
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TRANSCRIPT OF PROCEEDINGS

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DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY BRIEFING - 4 APRIL 2025

HDA MEMBERS: SIMON DRAPER
KIERSTEN FISHBURN
TOM GELLIBRAND

HDA MEMBER ALTERNATES: N/A

OTHER PERSONS PRESENT: CHRISSY PETERS
AOIFE WYNTER
KATE MCKINNON
ALOK RALHAN

MR DRAPER: Okay. Thank you. All right. I'm just going to record our discussions and decisions for today, the HDA. We've had an operational briefing earlier. We had a discussion about conflicts. There wasn't any conflicts that we declared that we need to record. And I'll go now through all of the EOIs that we considered today. So number 236807, we are recommending that
5 one for the Minister to be declared state significant.

MS FISHBURN: Just noting with this one, this is one that is dealing with an amending DA, and I'll request the department to do some work on how amending DAs interact with the HDA.

MR DRAPER: Yep, thank you. Number 236817, we are recommending this one to the Minister to be declared state significant. Number 236846, we are not recommending that to the Minister to be
10 declared state significant.

MS FISHBURN: This is one of a number of matters where there's agricultural land that is in for consideration and is something that we need to look at more generally in relation to how we deal with agricultural land.

MR DRAPER: Yeah. Thanks, Kirsten. Number 236860, we're deferring this one. The
15 department will meet with the proponent, and we've got to consider whether the land tenure has been secured there as well.

MS FISHBURN: Yeah. This is an area that we're looking at in relation to the Cherrybrook rezoning which is well commenced within the department, and we can talk to the proponent about that as we're undertaking that rezoning work.

20 MR DRAPER: Yep. Number 236870. We are not recommending this one for state - for the Minister to be declared state significant. Number 236887, we're not recommending this one to be declared state significant. Number 237121, we're not recommending to be declared state significant.

MS FISHBURN: Can I just make a general comment in relation to a lot of these ones have,
25 ones where there are subdivisions that are being asked for and where servicing hasn't been fully either available or resolved. It doesn't mean to say that they don't have general merit, but Council is really best positioned to work on these subdivisions when there are servicing issues.

MR DRAPER: Yep. Number 237137, we are recommending this one to be declared state significant. Number 237154, we're not recommending this one to be declared state significant.

30 MS FISHBURN: This is one that has been captured by a recent state-led rezoning, and the decisions around that particular block were made through that rezoning.

MR DRAPER: Yeah. 237166, we are recommending to be declared state significant. 237184, we're not recommending this one to be declared state significant.

MS FISHBURN: This is a parcel where they have a Part 3A approval on it. There are opportunities to make Part 3A modifications through the department already. So we'll make contact with the proponent and explain how to work through that process.

MR DRAPER: Yeah, and I think we've said we'll sort of monitor the - - -

5 MS FISHBURN: Yeah, and we'll monitor it.

MR DRAPER: - - - the modification process, yeah. Number 237316, we are not recommending that one be declared state significant.

MS FISHBURN: I think that's servicing constraints.

MR DRAPER: Yeah. Number 237320, we're not recommending this one be declared state
10 significant. I think this one already has - - -

MS FISHBURN: It has an SSD pathway through the TOD control.

MR DRAPER: So that's probably - it already has that significance through the TOD accelerated pathway. And I think we said that the department would consider the potential for merit-based uplift with that one as well.

15 MS FISHBURN: Yeah. Yep, if appropriate. Yep.

MR DRAPER: Yeah. Number 237401. This one also has state significant pathway, the infill affordable pathway, I think, on this one. And similarly, the department can consider, based on merit, any requests for uplift. Number 237446, we are recommending this one for, to be declared state significant. Number 237735, we're not recommending this one to be declared state
20 significant. Oh, sorry - - -

MS FISHBURN: We are.

MR DRAPER: We are. Sorry, apologies. Wrong box there. So we are recommending 237735 to be declared state significant.

MS FISHBURN: Correct, yep.

25 AOIFE WYNTER: There was a comment, sorry, Simon, that we might need a concurrent rezoning for that one as well.

MR DRAPER: Yes.

MS FISHBURN: The department can make contact and work through that.

MR DRAPER: Yeah. Number 237939, we're not recommending that one to be declared state
30 significant. Number 237948, we're not recommending that to be declared state significant. Number

238214, not recommending that one to be declared state significant.

MS FISHBURN: And just as a general comment in relation to those three, we did pick up that there are constraints and servicing issues, however, encourage proponents to continue to work with Council to undertake rezonings.

5 MR DRAPER: Yep. Number 238229, we are recommending this to be declared state significant. Number 238281, we are recommending this one to be declared state significant. Number 238363, we are recommending this to be declared state significant. Number 238409, we're deferring pending further information from the department.

MS FISHBURN: From the department, yep.

10 MR DRAPER: Number 238448, we are not recommending to be declared state significant. Number 238532, we're also deferring to consider further advice from the department on rezoning - I'm sorry, on zoning for the (indistinct) that exist there.

MS FISHBURN: That's right. So we'll get a briefing from the department on the Rhodes dwelling cap to allow us to make decisions about Rhodes.

15 MR DRAPER: Yep. Number 238539, we are recommending this one to be declared state significant. Number 238566, we are not recommending this one to be declared state significant.

MS FISHBURN: Yep. That's an issue of infrastructure provision.

MR DRAPER: Number 238697, we are recommending this to be declared state significant.

MS FISHBURN: Yep.

20 AOIFE WYNTER: With an alternate pathway.

MR DRAPER: Yeah. Number 238719, we're not recommending this one to be declared state significant, but the department and Council will continue to address this with the proponent.

MS FISHBURN: That's correct, yeah.

MR DRAPER: Number 238781, we are not recommending this one be declared state
25 significant. It doesn't actually meet the threshold for the number of homes that will be generated, but the proponent could resubmit if they decide that they can adjust that proposal to meet the threshold.

MS FISHBURN: Yep. It definitely has merit as a proposal, but it doesn't meet the criteria for SSD.

30 MR DRAPER: And that was all we considered today. Thank you very much, everyone. Thank you (indistinct) for handling all that very well. Thank you.

MS FISHBURN: Thank you. Thank you, Simon.

RECORDING CONCLUDED